

**AGING IN COMMUNITY COMMITTEE
OF THE
COMMISSION ON AGING**

January 14, 2020

9:30-11:30 am

7300 Calhoun Place, Room 6C Rockville, MD

In Attendance: Monica Schaeffer, Nanine Meiklejohn (by phone), Miriam Kelty, Stephanie Edelstein, Dick Jourdenais, Marsha Weber, Barbara Selter, Mary Sweeney

Staff: Pazit Aviv, Marcia Pruzan

Liaison: Austin Heyman (by phone)

Guests: Sarah Constant, Stephanie Rodman, Leslie Marks, Mark Dunham, Isabelle Schoenfeld, Ken Vinston (DHCA)

Topic	Discussion Points	Decisions/Follow-up
1. Welcome and Introductions <ul style="list-style-type: none">• Approval of December 10 Minutes		
2. Meeting Focus: Advocacy for Affordable/Accessible Intergenerational Housing Models	Three speakers provided us with models both within the county and in other states, presenting us with both opportunities and obstacles that they faced in developing these projects.	As this was the first meeting on this topic, there are several paths our committee can pursue both regulatory as well as from the perspective of the social and physical environment. Funding and regulations are the two major obstacles to increasing affordable intergenerational housing.

Opportunities and Obstacles in Promoting Intergenerational Housing: A Case Study of the Bonifant in Silver Spring, MD

Presenter: Stephanie Rodman, Senior Project Manager and Legal Counsel, Montgomery Housing Partnership (www.mhpartners.org)

Stephanie Rodman began her presentation by beginning with the conclusions of promoting intergenerational housing:

1. Let it happen
2. Settle for 80% seniors 55+ and 20% family
3. Create intergenerational communities with separate buildings that are either family or senior (with separate financing, marketing, entrances, waitlists, management. Construction contracts, etc.)

The definitions of each were provided and then the pros and cons were discussed.

She outlined the various categories of affordable housing, which includes naturally occurring affordable housing, public housing, housing choice vouchers (section 8, tenant/sticky and project-based), affordable housing and MPDUs. Definitions and examples of each were provided.

Stephanie then used the Bonifant, an affordable senior living community in Silver Spring, MD as a case study in bringing an intergenerational housing project from concept to completion. The project was proposed as intergenerational housing with 50% family and 50% seniors but fair housing and age discrimination regulations prevented it from happening and the project moved forward as senior only housing.

The COA could advocate for its further development on the state level and through HUD.

Ideas included:

- Working with Villages
- Approaching Universities to see if they are willing to take it on as a study project
- Reviewing current funding to see where there may be opportunities

Building Intentional Intergenerational Communities Around Social Purpose

Presenter: Mark Durham, Principal, Novum Strategies

Take-aways from the presentation were that:

- The law is not always clear
- The case law is always changing
- HUD opinion is always changing and not always in writing
- No matter what the law is, you are at the mercy of the funders for affordable housing
- Intergenerational housing is growing in other countries but has a long way to go in the US.

Mark Durham works with community-based organizations and key stakeholders to catalyze intentional, innovative, intergenerational housing models that address local needs. In these small communities, neighbors commit to providing one another with reciprocal care and social support.

Four communities were presented: Bridge Meadows- Portland OR, DC Generations Initiative/Genesis- Washington, DC, Bastion- New Orleans, LA (Veterans and retired military) and Patuxent Commons- Columbia, MD (Under Development) which will include individuals with autism.

Each community is comprised of a combination of seniors, families (Both natural and adoptive) and children.

AIC committee will keep in contact with Mark regarding a potential new project in Montgomery County.

<p>Case Study: “Grandparents Raising Grandchildren” Building in Washington, DC</p> <p>Presenter: Sarah Constant, Sr. Vice President, Real Estate Development, Mission First Housing Development Corp.</p>	<p>Sarah Constant provided information about the Plaza West “Grandparents” housing in Washington, DC. The newly constructed 233-unit affordable housing building developed by Mission First Housing group addresses the critical need for affordable housing in a rapidly gentrifying area with low vacancy rates and a scarcity of affordable units, while creating a unique intergenerational supportive community for grandparents raising grandchildren. In Washington, DC, there are over 4,300 grandparents raising grandchildren; experts estimate that 1,000 of these grandparents need subsidized housing.</p> <p>Plaza West is one of many buildings (over 700 units) in the area sponsored by Bible Way Church, an organization founded in 1927 by Bishop Smallwood E. Williams which focuses on affordable housing.</p> <p>Other services include: Support for seniors and youth, onsite activities, links to off-site services (health, education, financial literacy legal assistance and mentoring). The goal is to track outcomes and show program success.</p>	<p>All speakers were asked to submit their wish lists for how the COA could advocate for intergenerational affordable housing in Montgomery County. These will be discussed at the March AIC meeting.</p>
<p>3. Next Meeting: February 14, 2020: (Note the new meeting date and location): Rockville Memorial Library (3rd floor conference room) 21 Maryland Ave., Rockville, MD</p>		